



BRADLEY JAMES

ESTATE AGENTS



8 Edinburgh Close, Kirton, Boston, Lincolnshire, PE20 1JU

Asking price £119,950

• NO CHAIN

- NEWLY FITTED KITCHEN 75% COMPLETE
- NEW CENTRAL HEATING SYSTEM
- CONSERVATORY

• OUTBUILDING AND TOILET

• NON STANDARD CONSTRUCTION STEEL FRAMED
(VENDOR HAS A MORTGAGE ON THIS PROPERTY)

- RE WIRED
- LOUNGE
- IN NEED OF FURTHER RENOVATION ESPECIALLY REAR GARDEN
- NEWLY FITTED REAR FENCING

8 Edinburgh Close, Boston PE20 1JU

Bradley James Estate Agents offer for sale this renovation project.

PLEASE CALL TO BOOK YOUR VIEWING.

Situated down Edinburgh Close, Kirton, Boston, this delightful semi-detached house presents an excellent opportunity for you to put your own stamp on it and for first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests.

With three spacious bedrooms, there is ample room for family members or guests, ensuring comfort and privacy for everyone. The layout of the house is both practical and inviting, making it a wonderful place to call home. The bathroom is conveniently located, catering to the needs of the household with ease.

The semi-detached nature of the property offers a sense of community while still providing the privacy that many desire. The surrounding area is known for its friendly atmosphere and local amenities, including local shops, pub, doctors and school, making it an ideal location for those seeking a peaceful yet connected lifestyle.

The property was bought by the current owner 5 years ago, they have re-wired the property, added a new central heating system and boiler and re-designed and fitted a new kitchen which is 75% complete. The parts to finish the kitchen off are in the property and come with the sale. There is a raised curb currently but with a dropped curb you can create a vast amount of off road parking. The garden to the rear is really overgrown so will need some professional attention. The fences to both sides of the property have recently been newly fitted, meaning one less job for the new buyer. The property is non standard construction and steel framed. Please speak to your mortgage advisor about raising a mortgage on this property. The current vendor was able to get a mortgage on this property. NO CHAIN.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, power points, radiator and under stairs storage cupboard.

Lounge

14'5 x 10'3

UPVC double glazed window to the front, radiator, power points and an archway leading through to the open plan kitchen diner.

Kitchen Diner

21'3 x 10'4

UPVC double glazed sliding patio door to the rear going onto the conservatory, UPVC obscured door to the rear and UPVC double glazed window to the side, base and eyelevel units, integrated Samsung electric oven, integrated washing machine, integrated tumble dryer, carousel corner unit, units for breakfast bar, integrated fridge and freezer, power points, skimmed ceiling with inset spotlights and radiator.

Conservatory

8'0 x 7'3

UPVC construction and has sliding patio doors going to the rear garden and wall lights.

Landing

UPVC double glazed window to the side, loft hatch and power point.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with taps over, electric mixer shower over, wash hand basin with taps over and storage cupboard beneath, WC and a wall mounted heated towel rail.

Bedroom 1

11'8 x 10'4

UPVC double glazed window to the front, power points, radiator, airing cupboard with wall mounted gas boiler and single built-in wardrobe.

Bedroom 2

14'3 x 8'4

UPVC double glazed window to the rear, built in single wardrobe, power points and radiator.

Bedroom 3

9'5 x 7'3 max

UPVC double glazed window to the front, radiator and power points.

Outside

If you drop the curb there is potential for off road parking for numerous vehicles, the front garden is currently laid to lawn and has side access where there's an outbuilding for storage and an outside toilet. The rest of the garden has newly installed panel fencing to both sides and metal fencing to the rear, currently the garden is overgrown but was laid to lawn.



Directions

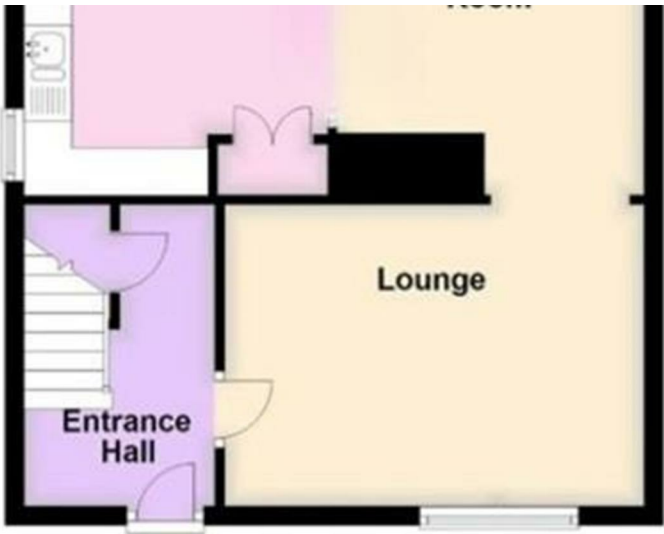
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



First Floor

Approx. 41.7 sq. metres (448.3 sq. feet)

